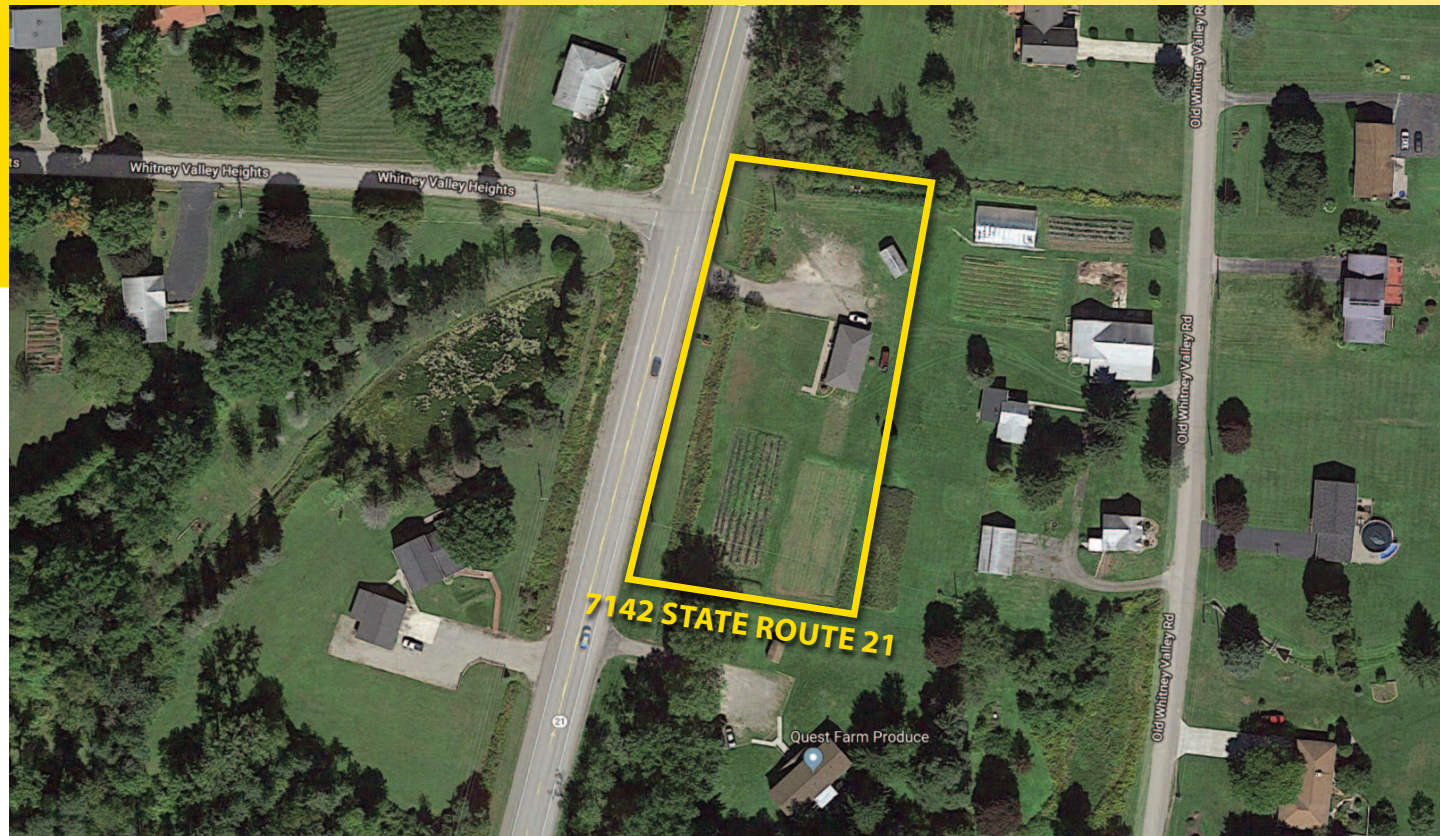


FOR SALE

7142 State Route 21 Almond, New York



PROPERTY DESCRIPTION

Charming single-story commercial building with an 8' x 48' covered porch and ample parking. Retail area, bathroom, NYS Article 20C licensed commercial kitchen, walk-in cooler, free-standing coolers, exterior covered wash & prep station, and attic storage. Currently used as an organic farm. Village metered water and also an irrigation well with pump house. Included is a 12' x 24' storage/display building. New in 2009, underground electric (200 amp), natural gas, septic tank & leach field. Approximately 1.15 acres borders major road and has permanent beds, raised beds, and established plantings. **(Other property and buildings available - please call for info!)**



HUNT Commercial
Real Estate Corporation
3300 Monroe Avenue
Rochester, New York 14618
HUNTCommercial.com

The information, statements, and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. All offerings subject to errors, prior sale, lease, or withdrawal without notice.



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PROPERTY OVERVIEW		DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Lot Size	1.15 +/- acres	Total Population	639	1,327	13,889
Total SF	611 +/- SF	Total Households	251	495	5,163
Year Built	2009	Median Annual Income	\$55,714	\$54,537	\$43,033
Stories	1				
Parking	On Site				

